



9, Palmers Grove, West Molesey, KT8 2EE

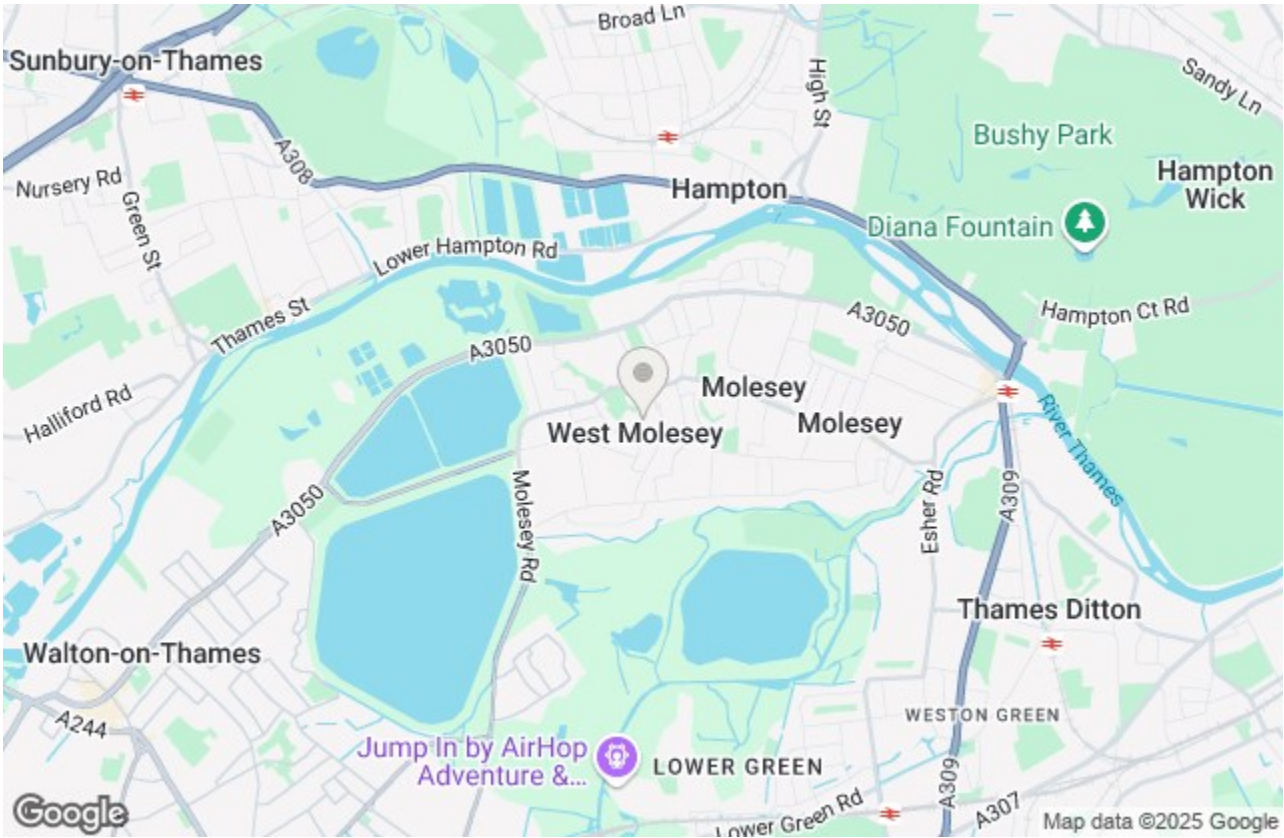
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>65</div>	<div>87</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



£375,000 Freehold

Situated in a quiet cul de sac location is this two bedroom end of terrace home providing spacious and planned accommodation. The property briefly comprises entrance hallway, lounge dining room with separate kitchen, two double bedrooms and the main bathroom. Externally there is a small enclosed front garden and off street parking whilst there is a South facing garden at the rear with large timber storage shed / workshop. Other notable features include double glazing, gas central heating and no onward chain. Council tax band C.

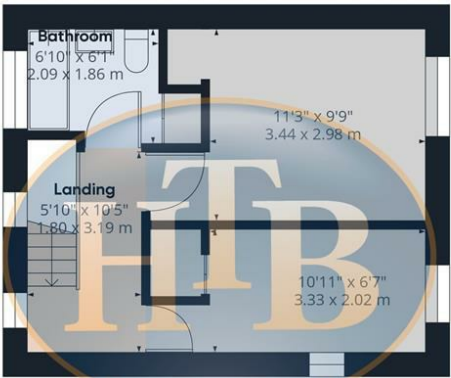




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Floor 0



Floor 1



Approximate total area<sup>®</sup>  
655.94 ft<sup>2</sup>  
60.94 m<sup>2</sup>

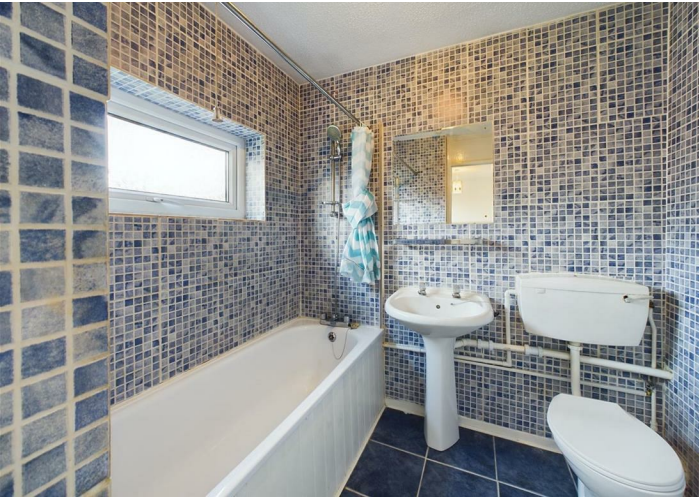
Reduced headroom  
7.05 ft<sup>2</sup>  
0.65 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



- TWO DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- DOUBLE GLAZING
- NO ONWARD CHAIN
- CUL DE SAC LOCATION
- OFF STREET PARKING
- GAS CENTRAL HEATING

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

